

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RQR-18714 - APPLICANT: LAS VEGAS
BILLBOARDS - OWNER: RICHARD E. WILKIE

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 16, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE COUNCIL.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
5. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Two Year Review of an approved Special Use Permit (SUP-4690), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2001 Western Avenue.

The subject off-premise advertising (billboard) sign is not considered appropriate. There have not been final inspections conducted for the off-premise advertising (billboard) sign; therefore, all city requirements have not been satisfied. Denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/15/04	The City Council approved a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise (Billboard) Sign at 2001 Western Avenue. The Planning Commission and staff recommended approval.
03/08/07	A site inspection was conducted and photographs were taken depicting bird droppings on the subject sign.
04/12/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #79/ng).
<i>Related Building Permits/Business Licenses</i>	
08/18/05	A building permit (#5005837) was issued for the subject sign. Final inspections were not conducted.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.68

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices	L I/R (Light Industry/Research)	M (Industrial)
North	Offices	L I/R (Light Industry/Research)	M (Industrial)
South	Shops Offices	L I/R (Light Industry/Research)	M (Industrial)
East	Offices	L I/R (Light Industry/Research)	M (Industrial)
West	Shops Offices	L I/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Off-Premise Advertising (Billboard) Sign	Minimum 300-foot distance separation from any other off-premise sign	Approximately 385 feet separation	Y
Location	No off-premise sign may be located within the public right-of-way	Not in right-of-way	Y
Zoning	Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a M (Industrial) zoning district	Y

Area	No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The north and south faces are each 672 square feet.	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y
Setback	Off-premise signs shall not be located closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	The subject sign is set back approximately 430 feet from the nearest intersection.	Y
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Screened from view by sign faces and metal panel on side not facing the right-of-way	Y
Other	All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y

ANALYSIS

This is the first review of the subject off-premise advertising (billboard) sign. Building permits were issued for the subject off-premise advertising (billboard) sign. Final inspections were not conducted; therefore, the subject off-premise advertising (billboard) sign is not in compliance with city requirements. Additionally, the off-premise advertising (billboard) sign has a significant amount of bird droppings on it. A condition of approval shall be added requiring that bird deterrent devices be installed within 30 days, if approved. While the off-premise advertising (billboard) sign use is appropriate at this location, all city requirements have not been met; therefore, denial of this request is recommended.

FINDINGS

The subject off-premise advertising (billboard) sign is not considered appropriate. There have not been final inspections conducted for the off-premise advertising (billboard) sign; therefore, all city requirements have not been satisfied. Denial of this request is recommended.

PLANNING COMMISSION ACTION

The Planning Commission amended condition #1.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 104 by City Clerk

APPROVALS 0

PROTESTS 0